

179.0

0006

0015.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,282,100 / 1,282,100

ASSESSED:

1,282,100 / 1,282,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GOULDSTONE GONG KE &	
Owner 2: GOULDSTONE CHRISTOPHER	
Owner 3:	
Street 1: 28 BROWNING ROAD	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: DEDIC ANDRADE DEVELOPMENT LLC -

Owner 2: -

Street 1: 26 HORACE STREET

Twn/City: SOMERVILLE

St/Prov: MA	Cntry	
Postal: 02143		

NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Clapboard Exterior and 4153 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8050		Sq. Ft.	Site		0	70.	0.82	7									463,050						463,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description				User Acct	
101							8050.000	819,000			463,100	1,282,100					121923	
																	GIS Ref	
																	GIS Ref	
																	Insp Date	
																	05/25/16	

PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		179.0-0006-0015.A		Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes			
2022	101	FV	819,000	0	8,050.	463,100	1,282,100			Year end			
2021	101	FV	795,300	0	8,050.	463,100	1,258,400			Year End Roll			
2020	101	FV	795,300	0	8,050.	463,100	1,258,400			Year End Roll			
2019	101	FV	589,700	0	8,050.	463,100	1,052,800			Year End Roll			
2018	101	FV	589,700	0	8,050.	390,300	980,000			Year End Roll			
2017	101	FV	536,500	0	8,050.	357,200	893,700			Year End Roll			
2016	101	FV	184,800	0	8,050.	304,300	489,100			Year End			
2015	101	FV	183,900	0	8,050.	264,600	448,500			Year End Roll			

SALES INFORMATION

TAX DISTRICT								PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif			Notes
DEDIC ANDRADE D	67620-99		7/14/2016		1,305,000	No	No				
MUCCI MARION T,	65994-172		8/28/2015	Change>Sale	565,000	No	No				
MUCCI ALFRED II	52952-484		6/9/2009	Family		1	No	No			
MUCCI MARION T	40900-510		9/16/2003	Family		1	No	No			
MUCCI MARION	13145-76		4/17/1978	Family							
	99999-9904		1/1/1901			1	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/2/2016	213	Heat App	14,000					HVAC	3/6/2017	SQ Returned	MM	Mary M
10/29/2015	1669	Addition	152,000						5/25/2016	Permit Visit	PT	Paul T
9/18/2015	1373	Demoliti	9,800		9/18/2015			Demo roof and inte	5/25/2016	Measured	PT	Paul T
									5/10/2016	Sales Review	PT	Paul T
									11/12/2015	Permit Insp	PC	PHIL C
									10/20/2008	Meas/Inspect	189	PATRIOT
									1/5/2000	Meas/Inspect	264	PATRIOT
									12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Very Good	A Bath:	Rating:	OF=BMT SINK.				10	SFL	16	1		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	15	FFL	9	5		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	OthrFix:	Rating:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Very Good	WSFlue:	Rating:	STG	WDK	10	11
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: B - Good	Year Blt: 1955	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O	1st Res Grid Desc: Line 1 # Units 1									
Jurisdct: G17	Fact: .	Const Mod:	Lump Sum Adj:	Floor:	% Own:	Other											
				Name:	Total Units:	Upper											
				Floor:	% Own:	Lvl 2											
				Name:	Total Units:	Lvl 1											
				Total:	4.6 %	Lower											
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: VG - Very Good	4.6 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	26	TQS	25	TQS	
Sec Int Wall:	Override:	Total:	Prim Floors: 3 - Hardwood	Economic:	%	Special:	%	Interior:	1	6	3	1		SFL		SFL	
Sec Floors:	Total:	4.6 %	Sec Floors:	Override:	%	Plumbing:		Additions:						FFL		FFL	
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Adj \$ / SQ: 130.00		Adj \$ / SQ: 0.94323462		Kitchen:						BMT		BMT	
			Insulation: 2 - Typical	Size Adj.: 0.94323462		Const Adj.: 0.99989998		Baths:									
			Int vs Ext: S	Adj \$ / SQ: 122.608		Adj \$ / SQ: 122.608		Plumbing:									
			Heat Fuel: 2 - Gas	Other Features: 142455		Other Features: 142455		Electric:									
			Heat Type: 3 - Forced H/W	Grade Factor: 1.33		Grade Factor: 1.33		Heating:									
# Heat Sys: 1	% Heated: 100	% AC: 100	NBHD Inf: 1.00000000	NBHD Mod:		WtAv\$/SQ:	AvRate:	Totals	1	6	3						
Solar HW: NO	Central Vac: NO	% Com Wal	LUC Factor: 1.00	Adj Total: 858454		Juris. Factor: 1.00	Before Depr: 163.07										
		% Sprinkled	Depreciation: 39489	Depreciation: 39489		Special Features: 0	Val/Su Net: 158.51										
			Deprecated Total: 818965	Deprecated Total: 818965		Final Total: 819000	Val/Su SzAd 228.72										
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 179.0-0006-0015.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	
IMAGE AssessPro Patriot Properties, Inc																	